



The Hawthorns

Hinton On The Green, WR11 2QU



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An extensive family home on a plot of almost 0.45-acres, set within a popular rural Worcestershire village.

The Hawthorns is an individually designed home, built and initially occupied by a local builder in 1971.

Although already a lovely, spacious home, The Hawthorns still offers potential for further improvement and/ or extension, subject to necessary approval(s).

The garage (see below) is currently used as a utility and storage space also has an electric roller shutter door.

Upstairs, the landing leads first to a family bathroom with a suite comprising bath and shower over, wash hand basin and W.C. and useful fitted cupboard units.

Accommodation

Approaching from the front driveway, the enclosed entrance porch leads into an inner hallway with stairs leading up to the first floor landing and an under-stairs store cupboard.

The living room features a large stone fire surround and benefits from three full length windows, flooding the room with natural light. Beyond, to the back of the house a dining room enjoys a similar abundance of light from patio doors to the rear patio.

The kitchen comprises a range of modern fitted units, sink/ drainer, integrated NEFF double oven, including a microwave, and a NEFF electric hob.

A further reception room, currently used as a home office, also overlooks the rear gardens and has patio doors, opening onto the patio and decking area. This useful room could also double up as a fifth bedroom and benefits from an adjoining ground floor shower room with a modern white suite, comprising a large double shower cubicle, wash hand basin and W.C.

Two double bedrooms to the front include fitted wardrobes and cupboards and large windows overlooking the driveway and front gardens and offer distant views of the Cotswold Hills.

A further double bedroom to the rear of the house overlooks the beautiful gardens and open countryside beyond. The fourth bedroom has a built-in desk and storage unit, incorporating a pull-down bed unit, and also overlooks the garden and countryside.

The loft space has been partially boarded, providing useful additional storage space.

Outside

The front gravelled driveway provides ample parking for at least six cars and also features a range of established shrubs, trees and vines. There is plenty of space and potential to reconfigure the front driveway, adding a further entrance/ exit, subject to necessary approval.





A large double garage, adjoining the house, provides additional parking, storage and/ or workshop space. To the right hand side of the house, a large covered porch houses the boiler and offers ample space for a BBQ, waste bins and a drying area. A separate free-standing car port to the left hand side gives cover for larger vehicles, such as a motorhome or caravan.

There is still an abundance of space available, surrounding the house, for further extension or the addition of a conservatory.

The extensive rear gardens have been beautifully landscaped to provide space for entertaining, relaxation, family fun and not least to grow an impressive range of produce.

These private gardens adjoin open countryside on one side and enjoy the privacy of not being overlooked by neighbours, three small water features, two greenhouses, two sheds and a workshop (with power).

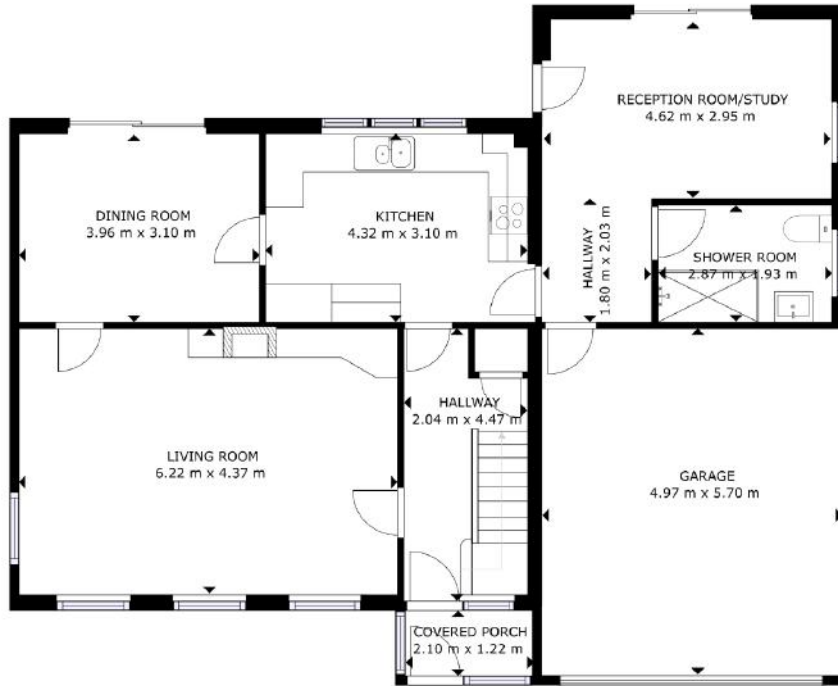
The patio and decking areas immediately behind the house are ideal for BBQs and entertaining and lead onto lawns with some large established trees above, providing pleasant areas of shade. The selection of fruit trees include apples, pears, damsons and plums. Other established trees include a prolific walnut, twisted hazel and a number of conifers.

Well served by outside taps and a sprinkler system, the vegetable beds of famously fertile Vale of Evesham soils boast a wide variety of incredible produce, including a productive Asparagus bed. A large fruit cage also gives protection to the wide range of soft fruits and salad produce grown by the current owners.

Opposite the front of The Hawthorns is the village playing field and children's play area.

To view this property call Johnsons Property Consultants on **01386 761515**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



GROUND FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 92.96 m², SECOND FLOOR: 65.51 m²
 TOTAL: 158.47 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.